

State Transfer Tax

Exemptions to Real Estate Transfer Tax

Effective January 1, 1995

MCL207.526

Sec 6. The following written instruments and transfers of property are exempt from tax imposed by this act:

- (a) A written instrument in which the value of the consideration for the property is less than \$100 00
- (b) A written instrument evidencing a contract or transfer that is not to be performed wholly within this state only to the extent the written instrument includes land lying outside of this state
- (c) A written instrument that this state is prohibited from taxing under the United States constitution or federal statutes
- (d) A written instrument given as security or an assignment or discharge of the security interest
- (e) A written instrument evidencing a lease, including an oil and gas lease, or transfer of a leasehold interest
- (f) A written instrument evidencing an interest that is assessable as personal property
- (g) A written instrument evidencing the transfer of a right and interest for underground gas storage purposes
- (h) Any of the following written instruments:
 - (i) A written instrument in which the grantor is the United States, this state, a political subdivision or municipality of this state, or an officer of the United States or this state, or a political subdivision or municipality of this state, acting in his or her official capacity
 - (ii) A written instrument given in foreclosure or in lieu of foreclosure of a loan made, guaranteed, or insured by the United States, this state, a political subdivision or municipality of this state, or an officer of the United States or of this state, or a political subdivision or municipality of this state, acting in his or her official capacity
 - (iii) A written instrument given to the United States, this state, or one of their officers acting in an official capacity as grantee, pursuant to the terms or guarantee or insurance of a loan guaranteed or insured by the grantee
- (i) A conveyance from a husband or wife or husband and wife creating or disjoining a tenancy by the entireties in the grantors or the grantor and his or her spouse.
- (j) A conveyance from an individual to that individual's child, stepchild or adopted child
- (k) A conveyance from an individual to that individual's grandchild, stepgrandchild or adopted grandchild
- (l) A judgment or order of a court of record making or ordering a transfer, unless a specific monetary consideration is specified or ordered by the court for the transfer.
- (m) A written instrument used to straighten lines if no monetary consideration is given
- (n) A written instrument to confirm title already vested in a grantee, including a quitclaim deed to correct a flaw in title
- (o) A land contract in which the legal title does not pass to the grantee until the total consideration specified in the contract has been paid

- (p) A written instrument evidencing the transfer of mineral rights and interests.
- (q) A written instrument creating a joint tenancy between 2 or more persons if at least one of the persons already owns the property.
- (r) A transfer made pursuant to a bona fide sales agreement made before the date the tax is imposed under sections 3 and 4, if the sales agreement cannot be withdrawn or altered, or contains a fixed price not subject to change or modification. However, a sales agreement for residential construction may be adjusted up to 15% to reflect changes in construction specifications
- (s) A written instrument evidencing a contract or transfer of property to a person sufficiently related to the transferor to be considered a single employer with the transferor under section 414(b) or (c) of the internal revenue code of 1986, 26U.S.C.414.
- (t) A written instrument conveying an interest in homestead property for which a homestead exemption is claimed under either the school code of 1976, Act No 451 of the Public Acts of 1976, being sections 380.1 to 380.1852 of the Michigan Compiled Laws or the state education tax act, Act No.331 of the Public Acts of 1993, being sections 211.901 to 211.906 of the Michigan Compiled Laws, if the state equalized valuation of that homestead property is equal to or lesser than the state equalized valuation on the date of purchase or on the date of acquisition by the seller or transferor for the same interest in property. If after an exemption is claimed under this subsection, the sale or transfer of homestead property is found by the treasurer to be at a value other than the true cash value, then a penalty equal to 20% of the tax shall be assessed in addition to the tax due under this act to the seller or transferor.
- (u) A written instrument transferring an interest in property pursuant to a foreclosure of a mortgage including a written instrument given in lieu of foreclosure of a mortgage. This exemption does not apply to a subsequent transfer of the foreclosed property by the entity that foreclosed on the mortgage.
- (v) A written instrument conveying an interest from a religious society in property exempt from the collection of taxes under Section 7s of the general property tax act, 1893 PA 206, MCL 211.7s, to a religious society if that property continues to be exempt from the collection of taxes under Section 7s of the general property tax act, 1893 PA 206, MCL 211.7s